



Council District Six
City of San Diego
MEMORANDUM

DATE: January 22, 2008

TO: James Barwick, Director, Real Estate Assets Department
James Anthony, Supervising Property Agent, Real Estate Assets Department

FROM: Councilmember Donna Frye *Donna Frye*

SUBJECT: Final Presale Authorization Review of City-Owned Property

Per your email regarding the final review of city-owned properties for sale, I am formally submitting a written request to remove the property located at 1331 Morena Blvd from the list. This property was purchased for the implementation of Transportation Project CM-T6, as identified in the current Clairemont Mesa Public Facilities Financing Plan (PFFP), as well as Transportation Project T6 as identified in the current Linda Vista PFFP. In the Linda Vista PFFP, the most recently updated facilities plan between the two communities, it is identified as a joint project between Clairemont and Linda Vista, with each community contributing \$840,000. It is also identified as specific proposals in both Community Plans. For your convenience, I have attached the applicable pages from both PFFPs and Community Plans.

This project provides for widening Morena Boulevard in order to improve circulation and encourage redevelopment in this industrial area, and is especially important for the Morena corridor as it lies within the North Bay Redevelopment Project Area. Also, as the Mid-Coast Trolley Extension Project moves forward over the next few years and the land uses along this corridor intensify, this widening project grows in importance.

As you can see, the property is part of an important project identified in two of the City's current policy documents. The sale of this property, in a sense, is an

abandonment of this project without amending the PFFPs or the Community Plans, which is the proper way to proceed with such an action.

I appreciate your prompt attention to this matter.

Attachments:

A 1-2: Linda Vista PFFP and project page

B 1-6: Linda Vista Community Plan and specific traffic proposals

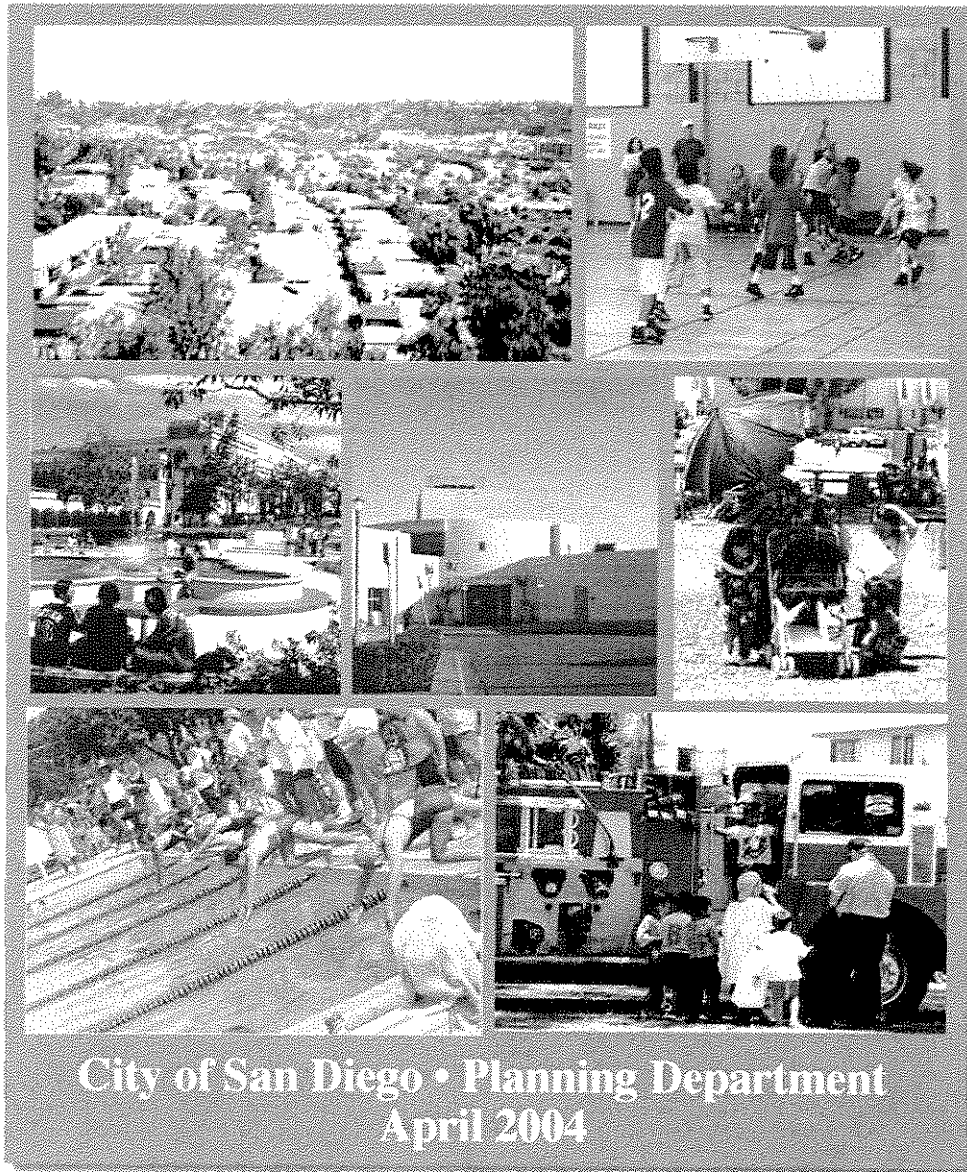
C 1-2: Clairemont Mesa PFFP and project page

D 1-5: Clairemont Mesa Community Plan and transportation recommendations

DF/ps

Linda Vista

Public Facilities Financing Plan



THE CITY OF SAN DIEGO

CITY OF SAN DIEGO FACILITIES FINANCING PROGRAM

TITLE: MORENA BOULEVARD AT TECOLOTE ROAD

DEPARTMENT: E&CP: TRANSPORTATION ENGINEERING

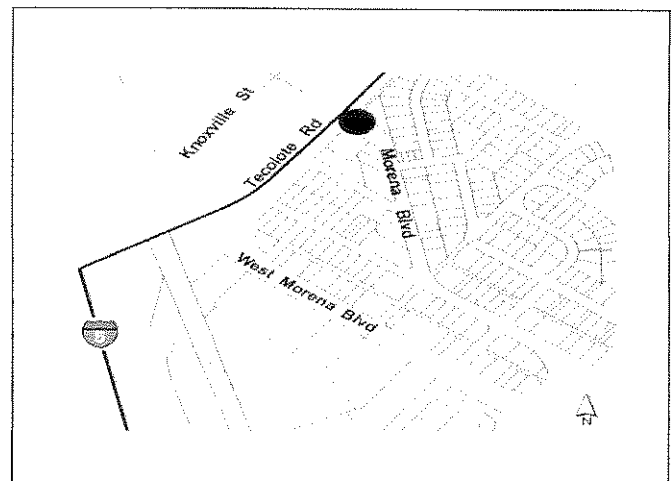
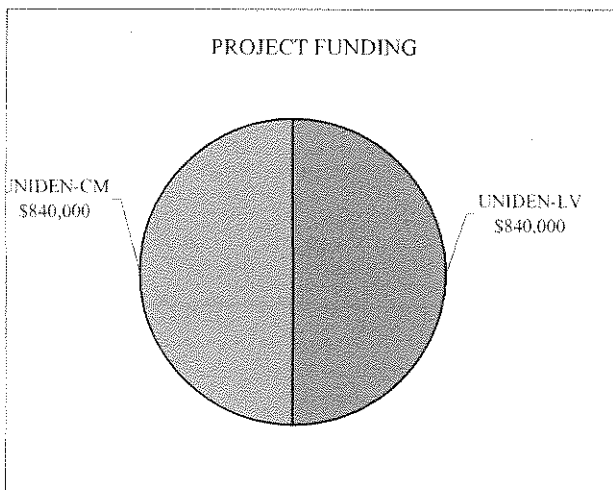
CIP NO.:

PROJECT: T6
COUNCIL DISTRICT: 6
COMMUNITY PLAN: LINDA VISTA & CLAIEMONT MESA

DESCRIPTION: THIS PROJECT PROVIDES FOR WIDENING MORENA BOULEVARD NORTH OF TECOLOTE ROAD, INCLUDING THE BRIDGE OVER TECOLOTE CREEK, TO PROVIDE TWO NORTHBOUND LANES, ONE SOUTHBOUND LEFT-TURN LANE, ONE SOUTHBOUND THROUGH/RIGHT TURN-LANE, AND AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE. SOUTH OF TECOLOTE ROAD, RESTRIPE AND WIDEN MORENA BOULEVARD SOUTH OF TECOLOTE ROAD TO INCLUDE TWO NORTHBOUND LEFT-TURN LANES ONE NORTHBOUND THROUGH LANE AND A SHARED NORTHBOUND THROUGH/RIGHT-TURN LANE AND ONE SOUTHBOUND THROUGH LANE. THIS REFLECTS 50% OF THE PROJECT WITH THE REMAINING 50% IN THE CLAIEMONT MESA COMMUNITY.

JUSTIFICATION: THIS PROJECT WILL IMPROVE THE TRAFFIC FLOW THROUGH THIS INTERSECTION.

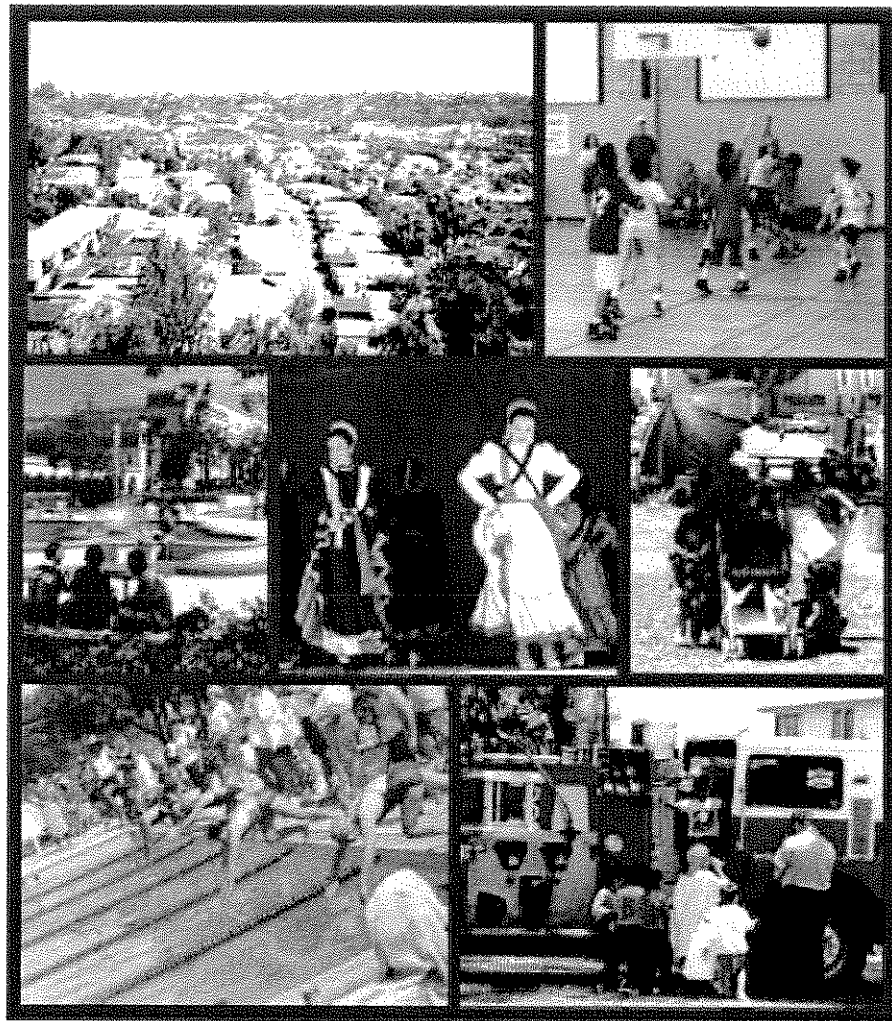
SCHEDULE: LAND ACQUISITION, DESIGN AND CONSTRUCTION WILL BE SCHEDULED WHEN FUNDING IS IDENTIFIED.



FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPR	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009
\$840,000	UNIDEN-LV								
\$840,000	UNIDEN-CM								
\$1,680,000	TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Linda Vista Community Plan

“A Community of Neighbors...”



*LINDA VISTA
COMMUNITY PLAN
and
Local Coastal Program
Land Use Plan*

City of San Diego Planning Department
202 C Street, MS 5A
San Diego, CA 92101



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This information, or this document (or portions thereof),
will be made available in alternative formats upon request.

The following information has been incorporated into this November 2003 posting of the Linda Vista Community Plan:

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Linda Vista Community Plan Update	September 10, 1998	--	December 1, 1998	R-2910216



TRANSPORTATION

GOALS

1. Limit traffic congestion by designating appropriate land uses and intensity of residential, commercial, and industrial development within the community.
2. Maintain and improve the street system to enhance traffic flow.
3. Promote the use of transit and shuttle service.
4. Provide safe and pleasant pedestrian walkways and bikeways to connect residential neighborhoods, schools, parks, and commercial areas.
5. Provide adequate parking facilities.
6. Provide street landscaping along the major streets and at community entrances.

POLICIES

1. Maintain at least the existing level of bus service, and encourage the major educational institutions to supplement public transit with shuttle service.
2. Require parking in accordance with citywide standards for new commercial and residential development. Reduce the parking requirement for industrial development.
3. The City should improve the road network by modifying congested intersections and street segments where feasible. All road improvements shall include sidewalks and landscaping.
4. Improve the signage connecting Interstate 5 and the Morena area.
5. Where possible, street medians and excess right-of-way should be enhanced with landscaping, hardscape, public art, or other amenities.

SPECIFIC PROPOSALS

The following roadway segments should be improved to meet the future traffic demand, improve traffic flow, and reduce delay and congestion.

Transportation Element

1. **Napa Street.** Napa Street between Linda Vista Road and Morena Boulevard should be widened to a modified four-lane collector street. This would require the widening of Napa Street to provide two westbound lanes, one eastbound left-turn lane, one left turn/through lane, one eastbound through lane, and bike lanes but no center median.
2. **Ulric Street.** Widen between Linda Vista Road and Fulton Street to a two-lane collector street with a center turn lane.

3. **Via Las Cumbres.** Restripe Via Las Cumbres from Friars Road to Linda Vista Road to provide four through lanes and designate this section for Class II bike lanes where parking is prohibited and a Class III bike route where parking is allowed.
4. **Genesee Avenue.** Widen Genesee Avenue from Osler Street to north of Marlesta Drive to provide four through lanes as a four-lane major street.

The following intersections should be improved to accommodate traffic flow and reduce delay and congestion. Operational improvements, such as striping and placement of signals are subject to change over time.

6. **Linda Vista Road at Mesa College Drive.** Widen Linda Vista Road to provide an exclusive southbound right-turn lane. Restripe Mesa College Drive to provide an exclusive westbound right-turn lane.
7. **Linda Vista Road at Genesee Avenue.** Restripe Genesee Avenue to provide an exclusive eastbound right-turn lane. Widen Linda Vista Road to provide an exclusive northbound right-turn lane. Lengthen the Genesee Avenue westbound left-turn lanes to 300 feet of vehicle storage length.
8. **Linda Vista Road at Napa Street.** Widen Linda Vista Road to provide an exclusive right-turn lane for southbound traffic. Widen Napa Street west of Linda Vista Road to provide one eastbound left-turn lane, one optional left-turn or through-lane, one eastbound through lane, two westbound through lanes, and bike lanes but no parking allowed.
9. **Morena Boulevard at Tecolote Road.** Widen Morena Boulevard north of Tecolote Road including the bridge over Tecolote Creek, to provide two northbound lanes, one southbound left-turn lane, one southbound through/right turn lane, and an exclusive southbound right-turn lane. Restripe and/or widen Morena Boulevard south of Tecolote Road to include two northbound left-turn lanes, one northbound through lane and a shared northbound through/right-turn lane, and one southbound through lane.

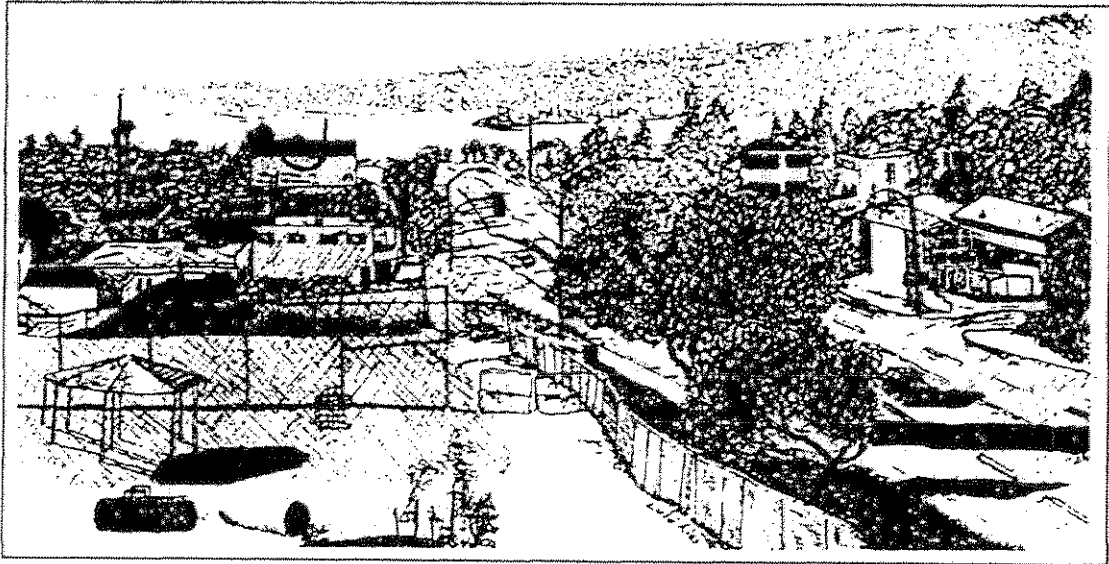
Improvements to Genesee Avenue and Mesa College Drive should be designed to comply with the City's Multiple Species Conservation Plan. Based on the goals discussed above, the future traffic forecast volumes, and the recommended transportation improvements, the recommended future street classifications are shown on Figure 25.

Other proposals are as follows:

10. Install landscaping, public art, and/or neighborhood identification signage on the two triangular asphalt islands at the juncture of Morena and West Morena Boulevards. Remove unnecessary medians on the east side of West Morena Boulevard. Where sufficient right-of-way exists, widen sidewalks along Morena and West Morena Streets to allow room for street trees.
11. Examine whether alternative on-street parking can be provided in the Morena area.

Clairemont Mesa

Public Facilities Financing Plan



Fiscal Year 2002

April 2002



City of San Diego
Planning Department
Facilities Financing

CITY OF SAN DIEGO
FACILITIES FINANCING PROGRAM

PROJECT: CM-T6
COUNCIL DISTRICT: 6
COMMUNITY: CLAIREMONT MESA

TITLE: MORENA BOULEVARD AT TECOLOTE ROAD

DEPARTMENT: TRANSPORTATION - STREETS

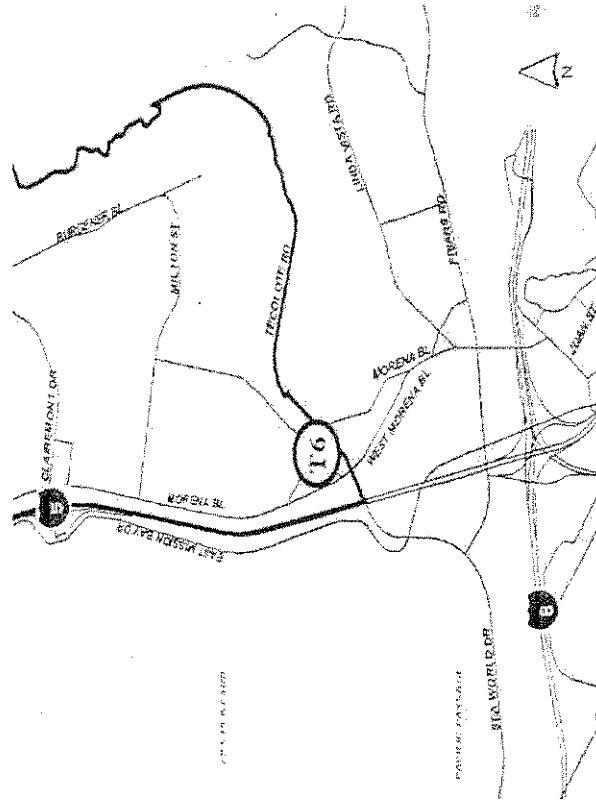
FUNDING:	SOURCE	EXPEN/ENCUM	CONT APPROP	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008
800,000	UNIDENTIFIED								
800,000	TOTAL	0	0	0	0	0	0	0	0

DESCRIPTION: THIS PROJECT PROVIDES FOR WIDENING MORENA BOULEVARD NORTH OF TECOLOTE ROAD, INCLUDING THE BRIDGE OVER TECOLOTE CREEK, TO PROVIDE TWO NORTHBOUND LANES, ONE SOUTHBOUND LEFT-TURN LANE, ONE SOUTHBOUND THROUGH/RIGHT TURN-LANE, AND AN EXCLUSIVE SOUTHBOUND RIGHT-TURN LANE. SOUTH OF TECOLOTE ROAD, WIDEN MORENA BOULEVARD TO INCLUDE TWO NORTH BOUND LEFT-TURN LANES AND ONE NORTHBOUND THROUGH LANE AND A SHARED NORTHBOUND THROUGH/RIGHT-TURN LANE. THIS REFLECTS 50% OF THE PROJECT, WITH THE REMAINING 50% IN THE LINDA VISTA COMMUNITY. SHOULD BE COMPLETED PRIOR TO CM-T7.

JUSTIFICATION: THIS PROJECT WILL IMPROVE CIRCULATION AND ENCOURAGE REDEVELOPMENT IN THIS INDUSTRIAL AREA.

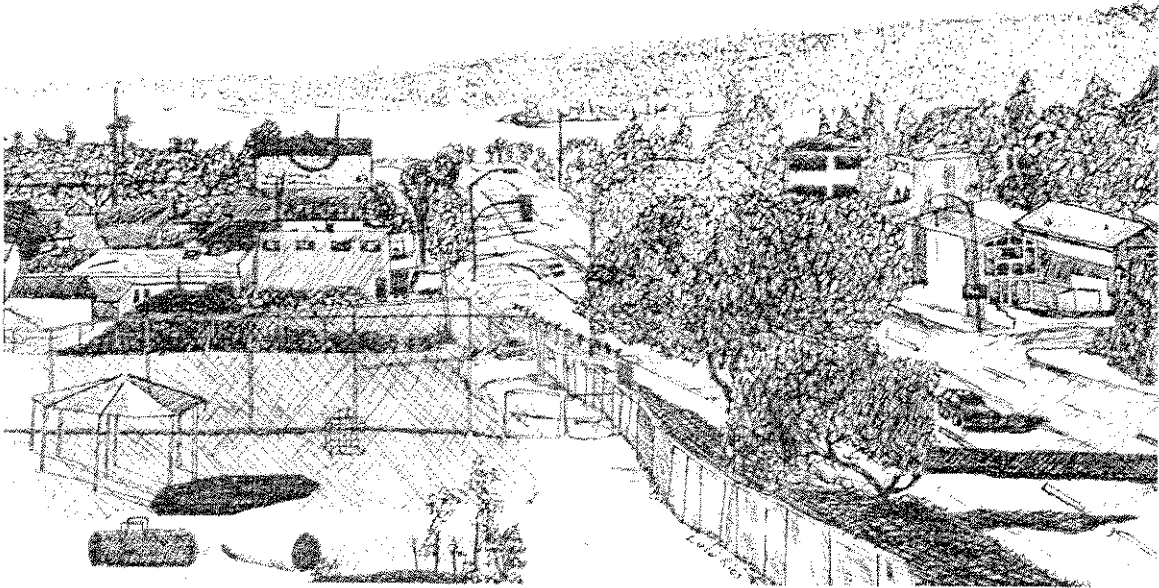
SCHEDULE: DESIGN AND CONSTRUCTION WILL BE SCHEDULED WHEN FUNDING IS IDENTIFIED.

RELATIONSHIP TO COMMUNITY AND GENERAL PLANS: THIS PROJECT IS CONSISTENT WITH THE CLAIREMONT MESA COMMUNITY PLAN AND THE CITY'S GENERAL PLAN GUIDELINES.



Clairemont Mesa

Community Plan



Clairemont Mesa

Community Plan

City of San Diego Planning Department
202 C Street, MS 4A
San Diego, CA 92101



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This information, or this document (or portions thereof), will be made available in alternative formats upon request.

Clairemont Mesa Community Plan

The following information has been incorporated into this January 2006 posting of this Plan:

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Clairemont Mesa Community Plan Adopted	April 27, 1989	0256	September 26, 1989	R-274465
Approval of North Bay Revitalization Program, including formation of redevelopment project area, land use and zoning changes.			May 4, 1998	R-290045
Deletion of the extension of Mesa College Drive from the Clairemont Mesa Community Plan, the Linda Vista Community Plan, and the Progress Guide and General Plan.			January 19, 1999	R-291206
Supplemental Off-Site Parking - Morena Blvd/Chicago St.	November 10, 2005	3878	December 5, 2005	R-301116

TRANSPORTATION

The transportation network in Clairemont Mesa consists of automobile and public transportation systems, the bicycle system and pedestrian circulation.

OBJECTIVES FOR TRANSPORTATION

1. Improve the street system as necessary to accommodate the community's growth, while minimizing adverse effects on existing residential, industrial and commercial uses and the open space system.
2. Develop a bicycle system that will join parks and recreational areas, schools, and commercial activity centers in the community and the City.
3. Provide an efficient and high level of public transit within and surrounding the community. Design and plan land uses that will support and make use of the future light rail transit.
4. Enhance pedestrian circulation, particularly between higher density residential and commercial areas and to active and passive recreational facilities.
5. Enhance the community's image through streetscape improvements and community identification signs along major streets.
6. Minimize adverse noise impacts on major streets.

RECOMMENDATIONS FOR STREET IMPROVEMENTS

A series of street improvements should take place in Clairemont Mesa to accommodate the increase in traffic volumes projected for the year 2005 (**Figures 22 and 23**). (The recommendation numbers below correspond to numbers on **Figure 22**.)

1. Balboa Avenue

Balboa Avenue should be widened from a four-lane major to a six-lane major from Clairemont Drive to the community's western boundary at I-5. The six-lane major should continue just east of the intersection at Clairemont Drive to provide a transition to the four-lane major.

2. Genesee Avenue

- a. Standard curb, gutter, and sidewalk should be constructed on Genesee Avenue from Sauk Avenue to north of Derrick Drive.
- b. Genesee Avenue should be widened from five to six lanes between Derrick Drive and Mt. Alifan Drive as adjacent property develops or redevelops.
- c. Genesee Avenue should be widened to four lanes with bike lanes from Boyd Avenue south to the community boundary.

3. Mt. Abernathy Avenue

The operating level of service at the intersection of Mt. Abernathy Avenue, Mt. Alifan Drive and Balboa Avenue should be improved by providing dual left-turn lanes for southbound to eastbound traffic. This will require reconstruction of the median on the north side of the intersection (Mt. Abernathy Avenue), modification of the traffic signal, and some restriping.

4. Mt. Alifan Drive

Mount Alifan Drive should be widened to a four-lane collector street between Mt. Acadia Boulevard and Genesee Avenue. This will require the acquisition of additional right-of-way as development or redevelopment occurs.

5. Morena Boulevard

Morena Boulevard should be restriped to three lanes (two through lanes and a center, two-way turn lane) between West Morena Boulevard (north intersection) and Tecolote Road. Access from Morena Boulevard to I-5 should be improved. The current access route takes motorists from Morena to Clairemont Drive via Ingulf Street, impacting residential neighborhoods. Direct freeway access from Morena Boulevard to I-5 should be provided. A direct ramp from Morena Boulevard to Clairemont Drive should be developed to provide direct access to I-5. This would reduce the through traffic on adjacent residential streets attempting to access the freeway.